

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2 Bridge Street, Trentham Vic 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price House Unit Suburb or locality

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 12 Racecourse Rd TRENTHAM 3458	\$665,000	17/02/2018
2 14 Bridge St TRENTHAM 3458	\$642,500	18/07/2017
3 47 Victoria St TRENTHAM 3458	\$630,000	05/06/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



 3  2  2

Rooms: 6
Property Type: Land
Land Size: 3542 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$650,000
Median House Price
Year ending June 2018: \$732,500

Comparable Properties



12 Racecourse Rd TRENTHAM 3458 (REI/VG) [Agent Comments](#)

 3  2  4

Price: \$665,000
Method: Private Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 2433 sqm approx



14 Bridge St TRENTHAM 3458 (VG) [Agent Comments](#)

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Price: \$642,500
Method: Sale
Date: 18/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 1159 sqm approx



47 Victoria St TRENTHAM 3458 (REI) [Agent Comments](#)

 3  1  -

Price: \$630,000
Method: Private Sale
Date: 05/06/2018
Rooms: -
Property Type: House
Land Size: 1362 sqm approx